File No. 90005

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090048733 DEEDWARR
Recvd: 07/20/09 11:40 2 pgs
Fees: 13.00 Taxes: 259.00
20090720-0067750

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Raquel Chavarria
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2009.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: 2/28/10
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raquel Chavarria	Same as new owner	162 01 0 012.00
(NAME)	(NAME)	
350 Tusculum Rd		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eva Gomez Romero, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raquel Chavarria, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, described as follows, to-wit: Being Lot No. 11 on the Plan of Fairlane Park of record in Plat Book 2331 Page 108, Register's Office for said County, to which reference is made for a more complete description of said property.

Included in the above described property but excluded therefrom is a 7 foot plus or minus right of way for Tusculum Road conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 4157, Page 89, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Eva Gomez Pallares by deed from Albert R. Carlson, Sr. and wife, Sandra M. Carlson, dated February 25, 1997 and recorded on February 27, 1997 in Book 10362, page 303, Register's Office, Davidson County, Tennessee. Being further conveyed to Eva Romero by quitclaim deed from Eva Gomez Pallares, dated March 9, 2007 and recorded on March 16, 2007 in Instrument No. 20070316-0032423, said Register's Office. Being further conveyed to Tony Derryberry by quitclaim deed from Eva Gomez Romero (a/k/a Eva Pallares) dated November 12, 2008 and recorded on December 4, 2008 in Instrument No. 20081204-0117596, said Register's Office. Being further conveyed to Eva Gomez Romero by quitclaim deed from Tony Derryberry, dated December 23, 2008 and recorded on January 14, 2009 in Instrument No: 20090114-0003482, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 350 Tusculum Road, Nashville, TN 37211-6102

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 90005

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of July, 2009.

Eva Gomez Romero

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eva Gomez Romero, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of July, 2009.

Commission expires:

2/28/12

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Summer County